



216.664,2580

**FEBRUARY 11, 2019**

1. Section 347.07(a) which states that a driveway used to provide accessibility to accessory off street parking spaces shall be arranged to minimize traffic congestion.
2. Section 355.04(a) which states that the minimum lot area for a single family dwelling in a "B" area district is 4,800 square feet and the lot area is 3,900 square feet; this section also states that the minimum lot width required is 40' and the appellant is proposing 39'
3. Section 357.13(b)(4) which states that open front porches shall not be less than 10 feet from property line; the appellant is proposing 8'.
4. Section 341.02(b) which states that City planning approval is required prior to the issuance of a building permit. (Filed January 10, 2019)

**9:30**

**Calendar No. 19-011:**

**1478 E. 110 Street**

**Ward 9**

**Kevin Conwell**

**17 Notices**

Famicos Foundation, owner, proposes to erect a two story, frame, single family residence with a detached garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application the following sections of the Cleveland Codified Ordinances:

1. Section 357.04(a) which states that the required front yard setback 15 feet and the appellant is proposing 14.5 feet.
2. Section 357.13(b)(4) which states that open porches shall not be less than 10 feet from street line and the appellant is proposing 8.5 feet
3. Section 341.02(b) which states that City planning approval is required prior to the issuance of a building permit. (Filed January 10, 2019)

**9:30**

**Calendar No. 19-012:**

**2200 West 32 Street**

**Ward 3**

**Kerry McCormack**

**10 Notices**

Jeanette Elaine, owner, proposes to erect a 6 foot tall 30 lineal feet of wooden fence in the interior side yard of a property located in a B1Tw0 Family Residential District. The owner appeals for relief from the strict application of Section 358.04(a) which states that no fence shall be higher than the distance to the house on adjacent lot; 6 feet are required and 4 feet 6 inches are proposed. (Filed January 10, 2019)

**9:30**

**Calendar No. 19-013:**

**2815-2825 E. 130 Street**

**Ward 6**

**Blaine A. Griffin**

**13 Notices**

Oak Bend Holdings, (aka Shaker Square Towers), owner, proposes to make alterations to a 110 unit apartment complex which will result in the elimination of 30 accessory off-street parking spaces in a D2 Multi-Family Residential District. The owner appeals for relief from the strict application of Section 349.02 of the Cleveland Codified Ordinances which states that in all use districts, existing off-street parking facilities shall not voluntarily be reduced below the requirements of the Zoning Code. One space per unit is required per Section 349.04. With the proposed elimination of 30 accessory off-street parking spaces the 110 unit apartment complex will have 41 parking spaces remaining. (Filed January 14, 2019)

**9:30**

**Calendar No. 19-014:**

**1609 Hazel Drive**

**Ward 9**

**Kevin Conwell**

**12 Notices**

Cleveland Institute of Music, owner, proposes to erect a 5 story building consisting of classrooms, offices and residences in a D5 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.08(d) which states that a public or private school and its accessory uses must be at least 15 feet from premises in a Multi-Family Residential District.
2. Section 355.04 which states that in a 'D' Area District the total floor area of a residential building cannot exceed the lot size area. The lot size is 61,059 square feet and the proposed building area is 102,785.
3. Section 357.04(a) which states that the front yard equal to 15% of the lot depth is required to a maximum of 30 feet. The proposed front yard setback at its closest point is 5 feet.
4. Section 357.08(b)(1) which states that a rear yard equal to 15% of the lot depth is required. In this case 32 feet are required and 14 feet 6 inches.
5. Section 357.09(b)(2)(C) which states that an interior side yard equal to one-fourth the height of the main building is required; in this case 15 feet is required and a portion of the building is 8 feet 3 inches. A 3,018 square foot side yard area at the north side of the building is required where approximately 1,400 square feet are proposed.
6. Section 341 which states that City Planning and Landmarks approval is required (Filed January 22, 2019)

**9:30**

**Calendar No. 19-015:**

**7504 Herman Ave.**

**Ward 15**

**Matt Zone**

**11 Notices**

Geoffrey Vlach, owner, proposes to erect a 2 story attached garage with a second floor master bedroom to an existing single family residence in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of Section 357.09(b)(2)(B) of the Cleveland Codified Ordinances which states that the required interior side yard is 6 feet and the appellant is proposing 2 feet 6 inches. (Filed January 23, 2019)

**POSTPONED FROM FEBRUARY 4, 2019**

**9:30**

**Calendar No. 19-008:**

**2512 Church Ave.**

**Ward 3**

**Kerry McCormack**

**16 Notices**

Schmaltz Church Street Holdings, owner, proposes to establish use as a restaurant in a D3 Local Retail Business District. The owner appeals for relief from the strict application of Section 349.04(f) which states that 16 parking spaces are required based on the number of employees and the area

dedicated to patron use, but no parking is proposed. (Filed January 9, 2019 - No Testimony) FIRST POSTPONEMENT MADE DUE TO AN ERROR IN THE CASE DESCRIPTION

**POSTPONED FROM JANUARY 28, 2019**

**9:30**

**Calendar No. 18-261:**

**2618 North Moreland/  
Violation Notice**

**Ward 4**

**Kenneth L. Johnson**

N. Moreland-Larchmere, LLC., owner, appeals under the authority of Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from Notice of Violation Number V18035384 issued on October 19, 2018 by the Cleveland Department of Building and Housing for failure to comply with Section 327.02(c) of the Cleveland Codified Ordinances which states that there shall be no change, substitution or extension in the use of any building or premises until the required use permit and Certificate of Occupancy has been issued by the Division of Building and Housing. (Filed November 16, 2018-No Testimony).*SECOND POSTPONEMENT MADE DUE TO A SCHEDULING CONFLICT. FIRST POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT.*